

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-8  
AGENDA DATE: Thu 03/09/2006  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0189 - 1900 Barton Springs Rd. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1900 Barton Springs Rd. (Town Lake Watershed) from general commercial services-conditional overlay (CS-CO) combining district zoning and limited office-conditional overlay (LO-CO) combining district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Applicant and Agent: John Wooley. City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## ZONING CHANGE REVIEW SHEET

**Note:** Because these three cases are so closely related, a single zoning change review sheet has been prepared for all three cases to facilitate discussion.

**ZAP Date:** February 7, 2006

<u>CASE</u>	<u>ADDRESS</u>	<u>OWNER</u>	<u>REQUEST</u>	<u>AREA</u>
C14-05-0186	404 Sterzing	Majorie Saad	CS to CS-CO	0.510 acres
C14-05-0188	410-416 Sterzing	Richard Ferris	CS to CS-CO	0.510 acres
C14-05-0189	1900 Barton Spgs	John Wooley	CS-CO & LO-CO to CS-CO	0.960 acres
<b>TOTAL</b>				<b>1.980 acres</b>

**AGENT:** John Wooley

### **STAFF RECOMMENDATION:**

Staff recommends general commercial services – conditional overlay (CS-CO) combining district zoning for all three cases. The conditional overlay would limit the maximum daily vehicle trips to less than 2000 per day on each tract.

The applicant has also offered to sign a public restrictive covenant to limit the total vehicle trips from all three sites to less than 2000 per day. Staff supports this covenant.

### **PLANNING COMMISSION RECOMMENDATION:**

**February 7, 2006: APPROVED STAFF'S RECOMMENDATION FOR CS-CO DISTRICT ZONING ON ALL THREE CASES; BY CONSENT. [M.HAWTHORNE, J.PINNELLI 2<sup>ND</sup>] (6-0) K.JACKSON, J.MARTINEZ, J.GOHIL – ABSENT**

### **DEPARTMENT COMMENTS:**

The original application for all three cases was for downtown mixed-use (DMU) district zoning for all three cases. The applications were made prior to the beginning of the Zilker neighborhood plan. Since then Zilker has begun its neighborhood planning process, and the applicant has attended the early meetings. In part based on the results of those meetings, the applicant has formally amended his request to CS-CO on all three cases.

The waterfront overlay allows residential uses as a permitted use in CS districts, and it is the applicants intent to build a mix-use project on these tracts.

The conditional overlay would limit the maximum daily vehicle trips to less than 2000 per day on each property. The applicant has also offered to sign a public restrictive covenant to limit the total vehicle trips from all three sites to less than 2000 per day. Staff supports this covenant.

The original CO on the C14-05-0189 limits the F.A.R. of the property located at 1900 Barton Springs to 0.2:1 (1:5) floor area ratio. (Ordinance 880929-GG), and specifies allowable noise levels at the property line. The allowable floor area ratio under CS zoning is 2:1. The lifting of the restrictive FAR cap will not result in an overdeveloped property, as total development density

will be addressed by the trip limit enforced through the new conditional overlay and the proposed public restrictive covenant. The noise restrictions are now covered by the City of Austin's noise ordinance, and are no longer needed in the conditional overlay.

The site is partially undeveloped, and also contains a bicycle repair shop.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	CS, CS-CO and LO-CO	Undeveloped, Bicycle Repair Shop
<i>North</i>	P	Butler Park
<i>South</i>	CS	Restaurant, Bicycle Sales, Gas Station
<i>East</i>	CS	Restaurants
<i>West</i>	P	Barton Creek, Town Lake Trail, and Zilker Park

**AREA STUDY:** The property lies within the Zilker Creek Neighborhood Planning Area, which began its neighborhood plan in October 2005.

**TIA:** N/A (The applicant has agreed to limit vehicle trips).

**WATERSHED:** Town Lake    **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No    **HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Zilker Neighborhood Association
- South Bank Alliance
- Austin Neighborhoods Council
- South Central Coalition
- Save Our Springs Alliance
- Barton Springs/Edwards Aquifer Conservation District

**SCHOOLS: (AISD)**

Zilker Elementary School      O. Henry Middle School      Austin High School

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	SIDEWALKS	BICYCLE PLAN
Barton Springs Rd	Varies	Varies	Arterial	Yes	Yes	Yes
Sterzing Street	50'	30'	Collector	No	Yes	No

**CITY COUNCIL DATE:**    3/9/06

**ACTION:**

C14-05-0186, C14-05-0188, C14-05-0189

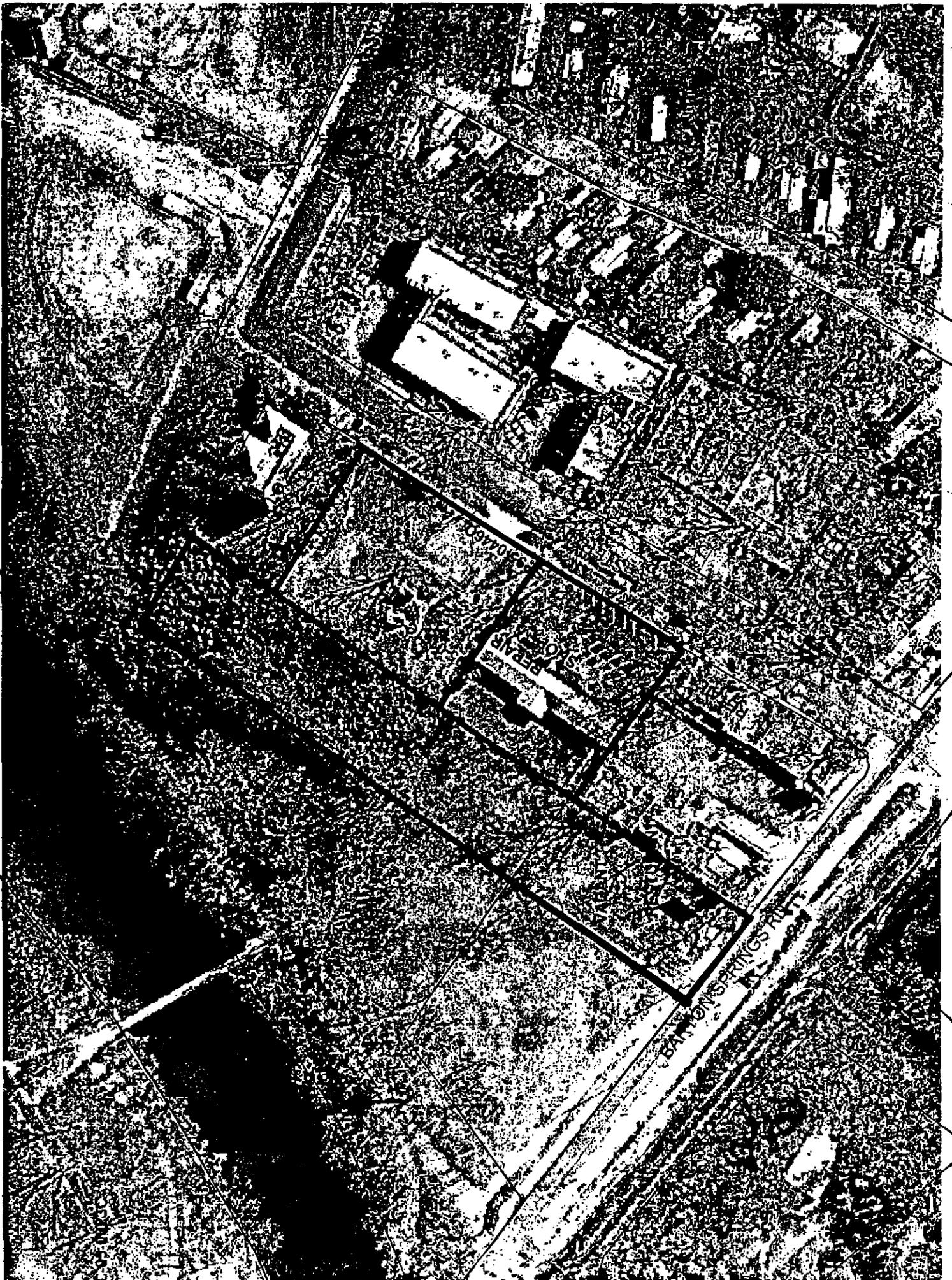
**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330

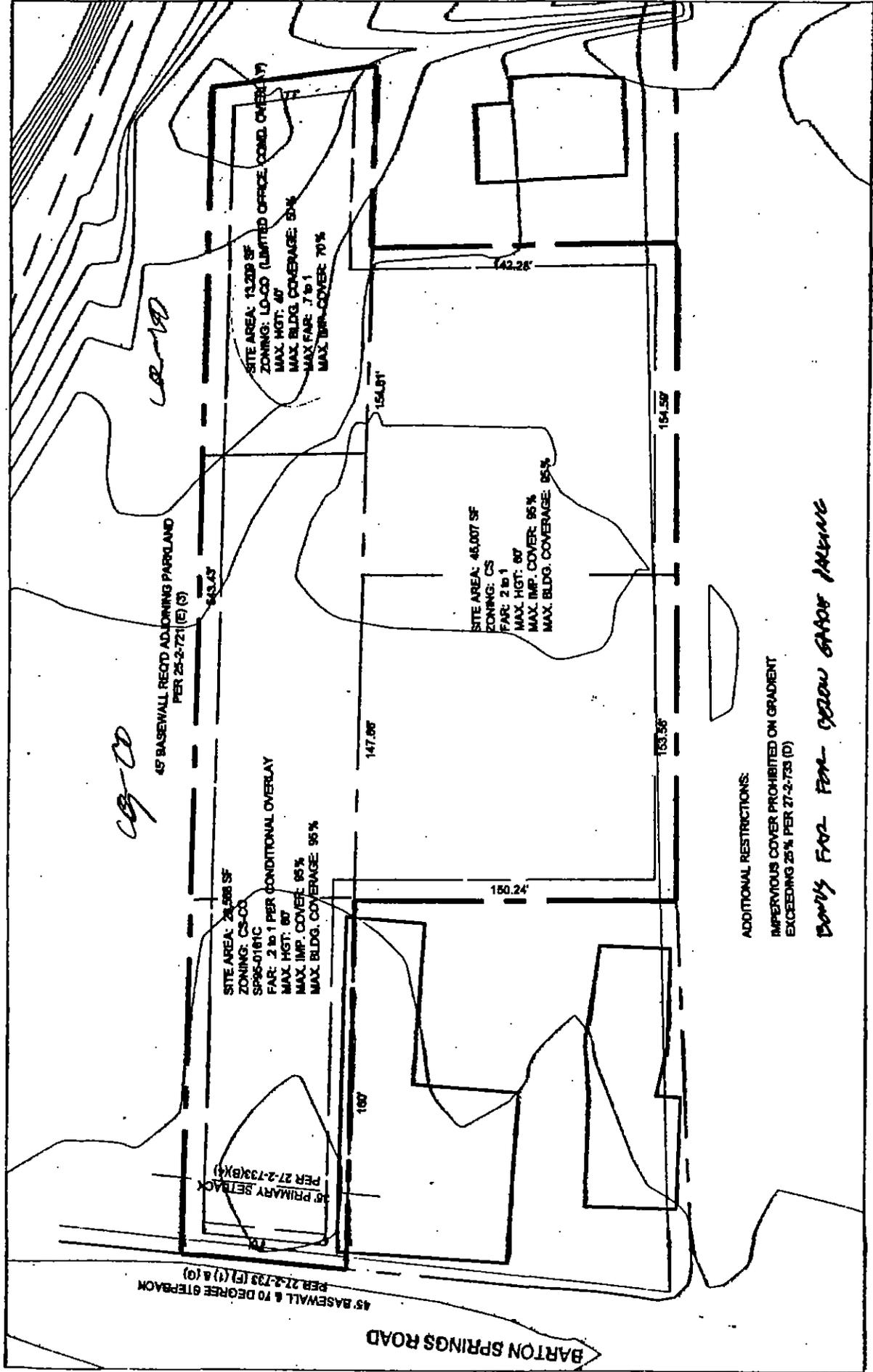




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FRANK  
1716

SAVING SERVICES UNIT



**ADDITIONAL RESTRICTIONS:**  
 IMPERVIOUS COVER PROHIBITED ON GRADIENT  
 EXCEEDING 25% PER 27-2-733 (D)

*DO NOT FAR FROM YELLOW GRASS PARKING*

Site Plan

**SUMMARY STAFF RECOMMENDATION**

Staff recommends general commercial services – conditional overlay (CS-CO) combining district zoning for all three cases. The conditional overlay would limit the maximum daily vehicle trips to less than 2000 per day on each tract.

The applicant has also offered to sign a public restrictive covenant to limit the total vehicle trips from all three sites to less than 2000 per day. Staff supports this covenant.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The change from LO to CS zoning is consistent with other land uses along Barton Springs and will allow for the construction of an appropriately scaled mixed-use project on the site.

**EXISTING CONDITIONS**

The site is partially undeveloped and also contains a bicycle repair shop.

Although the sites lie very close to Barton Creek, the drainage is part of the Town Lake watershed. This determination was verified by the City’s environmental officer, Pat Murphy.

**Transportation**

No additional right-of-way is needed at this time.

For each case trip generation under the requested zoning is estimated to be over 2,000 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The developer proposes to construct 128 dwelling units on 3 tracts (C14-05-0186, C14-05-0188 and C14-05-0189). This proposal will generate approximately 920 trips per day.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day total for all three zoning cases associated with this project (C14-05-0186, C14-05-0188 and C14-05-0189). [LDC, 25-6-117]

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	SIDEWALKS	BICYCLE PLAN
Barton Springs Rd	Varies	Varies	Arterial	Yes	Yes	Yes
Sterzing Street	50'	30'	Collector	No	Yes	No

### **Environmental**

Although the sites lie very close to Barton Creek, the drainage is part of the Town Lake watershed. This determination was verified by the City's environmental officer, Pat Murphy.

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. This site is required to provide on-site structural water quality controls for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. Due to the proximity to Town Lake, on-site water quality controls will be required.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

### **Site Plan**

This site is located within a Waterfront Overlay, Butler Shores subdistrict; any new development would be required to comply with 25-2-175. FYI - In the Butler Shores, and City Hall Waterfront Overlay subdistricts, at least 50 percent of the net usable floor area of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. [Section 25-2-691, 692].

The site is subject to compatibility standards. Along the south property line, the following standards apply: for the height of a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, can be 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive. Additional design regulations will be enforced at the time a site plan is submitted.

**CITY ZONING AND PLATTING COMMISSION**

**February 7, 2006**

**CITY HALL – COUNCIL CHAMBERS**

**301 W. 2<sup>nd</sup> Street**

***[Annotations & Zoning Summaries]***

**CALL TO ORDER – 6:00 P.M.**

**COMMENCED: 6:18 P.M.**

**ADJOURNED: 7:13 P.M.**

     Betty Baker - Chair

     Melissa Hawthorne – Assist. Secretary

  A   Jay Gohil

  A   Keith Jackson - Parliamentarian

     Stephanie Hale

  A   Joseph Martinez – Vice-Chair

     Clarke Hammond – Secretary

     Janis Pinnelli

     Teresa Rabago

**CONDUCT OF PUBLIC HEARINGS**

1. Chair announces request.
2. Staff presents a summary of the case.
3. Chair calls on those FAVORING the request.
4. Applicant's presentation (5 minutes).
5. Others favoring the request (3 minutes).
6. Chair calls on those OPPOSING the request.
7. Primary presentation (5 minutes).
8. Others opposing the request (3 minutes).
9. Applicant is given opportunity to answer objections stated. (3 minutes)
10. Staff summation and questions from the Commission.
11. The public hearing on a zoning case may be closed and no further testimony is taken from the public.
12. If the public hearing is closed, the Commission shall make a recommendation to the City Council within 14 days or the case will be forwarded to the City Council without a recommendation. (Section 25-2-282).

All of the following items may be acted upon by one motion. The Commission does not consider items earlier than the time stated on the agenda; "Other Business" items can be taken at any time. After the posted time, the Commission Chairperson may announce the item and, if there is no opposition, the item may be taken "by consent" for approval without discussion.

**CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION MUST REGISTER BY SIGNING A LIST AT THE ENTRANCE (RED BOOK).**

Any interested party aggrieved by a decision of the Zoning & Platting Commission on a Hill Country Site Plan, Conditional Use Permit, Replacement Site Plan, or a Preliminary Subdivision Plan with an environmental variance may only appeal the Commission's decision to the City Council. The notice of appeal must be submitted in writing on a form provided by the Director of Neighborhood Planning & Zoning Department within fourteen (14) days following the decision of the Zoning & Platting Commission.

The Commission may recommend additional future land use designations that have not been requested or future land use designations that are more or less intensive than the requested future land use. The

Facilitator: Don Perryman  
City Attorney: Alison Galloway, 974-2671

- 4. Rezoning: C14-05-0188 - 410 Sterzing**  
**Location:** 410 Sterzing St, Town Lake Watershed  
**Owner/Applicant:** Richard Ferris  
**Agent:** John Wooley  
**Postponements:** Postponements from 11/15/05 (applicant); Postponed from 1/17/06 (applicant)  
**Request:** CS to CS-CO  
**Staff Rec.:** RECOMMENDED  
**Staff:** Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
 Neighborhood Planning and Zoning

**APPROVED STAFF'S RECOMMENDATION FOR CS-CO DISTRICT ZONING; BY CONSENT.**  
**[M.HAWTHORNE, J.PINNELLI 2<sup>ND</sup>] (6-0) K.JACKSON, J.MARTINEZ, J.GOHIL - ABSENT**

- 5. Rezoning: C14-05-0187 - 1426 Toomey Road**  
**Location:** 1426 Toomey Rd, Town Lake Watershed  
**Owner/Applicant:** John Wooley  
**Agent:** John Wooley  
**Postponements:** Postponements from 11/15/05 (applicant); Postponed from 1/17/06 (applicant)  
**Request:** CS to DMU  
**Staff Rec.:** NOT RECOMMENDED  
**Staff:** Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
 Neighborhood Planning and Zoning

**POSTPONED TO 05/02/06 (APPLICANT)**  
**[M.HAWTHORNE; J.PINNELLI 2<sup>ND</sup>] (6-0) J.MARTINEZ, K.JACKSON, J.GOHIL - ABSENT**

- 6. Rezoning: C14-05-0189 - 1900 Barton Springs**  
**Location:** 1900 Barton Springs Rd, Town Lake Watershed  
**Owner/Applicant:** John Wooley  
**Agent:** John Wooley  
**Postponements:** Postponements from 11/15/05 (applicant); Postponed from 1/17/06 (applicant)  
**Request:** CS-CO and LO-CO to CS-CO  
**Staff Rec.:** RECOMMENDED  
**Staff:** Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
 Neighborhood Planning and Zoning

**APPROVED STAFF'S RECOMMENDATION FOR CS-CO DISTRICT ZONING; BY CONSENT.**  
**[M.HAWTHORNE, J.PINNELLI 2<sup>ND</sup>] (6-0) K.JACKSON, J.MARTINEZ, J.GOHIL - ABSENT**